

PETITION FOR SPECIAL HEARING 84-201-SPH TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve the construction of two additions to the existing Eastpoint Medical Center, the total additional floor area proposed being 2,440 square feet, by amending the site plans in Case Nos. 5479-RX and 80-249-XASPH.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
(Type or Print Name)
Signature
Address
City and State
Attorney for Petitioner:
(Type or Print Name)
Address
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Attorney's Telephone No.:
Address
Phone No.

Legal Owner(s):
1012 Associates
(Type or Print Name)
Signature
Joseph J. Cameron, M.D.
(Type or Print Name)
Signature
Address
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Attorney's Telephone No.:
Address
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 13th day of December, 1983, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 15th day of February, 1984, at 10:15 o'clock A.M.

Cell John
Zoning Commissioner of Baltimore County.

2.C.O.-No. 1 (over)

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

January 13, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #132 (1983-1984)
Property Owner: 1012 Associates
Parcel #1 - S/W North Point Rd. 702' N/W
Berkshire Road
Parcel #2 - S/W North Point Rd. 261' N/W
Berkshire Road
Acres: Parcel #1 - 2.473
Parcel #2 - 2.084
District: 12th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

North Point Road (Md. 20) is a State Road. All improvements, intersections, entrances, drainage requirements and construction affecting a State Road right-of-way are subject to the standards, specifications and approval of the Maryland State Highway Administration in addition to those of Baltimore County.

Baltimore County highway and utility improvements are not directly involved.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 132 (1983-1984).

Very truly yours,
Robert A. Morton, P.E., Chief
Bureau of Public Services

RAM:ENH:FWR:SS

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
SW/S Old North Point Rd., : OF BALTIMORE COUNTY
261' W of Berkshire Rd., :
12th District :
1012 ASSOCIATES, Petitioners : Case No. 201-SPH

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

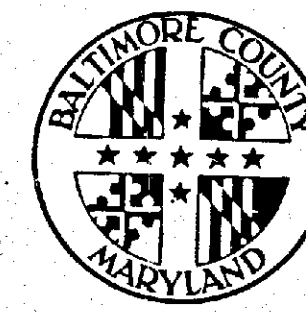
I HEREBY CERTIFY that on this 25th day of January, 1984, a copy of the foregoing Entry of Appearance was mailed to Joseph J. Cameron, M.D., 1012 Associates, 1012 Old North Point Rd., Baltimore, MD 21224, Petitioner.

Phyllis Cole Friedman
Phyllis Cole Friedman

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 2, 1984

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204
600
Nicholas B. Commodari
Chairman

Dr. Joseph J. Cameron
1012 Old North Point Road
Baltimore, Maryland 21224

RE: Item No. 132 - Case No. 84-201-A
Petitioner - 1012 Associates
Special Hearing Petition

Dear Dr. Cameron:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NEC:bsc

Enclosures

cc: Daft - Mc Cune - Walker, Inc.
530 East Jeppa Road
Towson, Md. 21204

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

January 12, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 131, 132, 134, 137, 138, 139, 140, 141, 142 ZAC-Meeting of Dec. 13, 1983
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 131, 132, 134, 137, 138, 139, 140, 141, and 142.

Michael S. Flanigan
Traffic Engineering Assoc. II

MSF/ccm

Maryland Department of Transportation
State Highway Administration

Lowell K. Bridwell
Secretary
M. S. Caltrider
Administrator

January 6, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Bldg.
Towson, Maryland 21204

Attention: Mr. N. Commodari

Re: ZAC Meeting of 12-13-83
ITEM: #132.
Property Owner: 1012 Associates
Location: Parcel #1 - S/W/S North Point Rd. 702' N/W Berkshire Road
Parcel #2 - S/W/S North Point Rd. 261' N/W Berkshire Road
Existing Zoning: R.O. & D.R. 16
Proposed Zoning: Special Hearing to approve the construction of two additions to the existing Eastpoint Medical Center, the total additional floor area proposed being 2,440 sq. ft.
Acres: Parcel #1 - 2.473
Parcel #2 - 2.084
District: 12th

Dear Mr. Jablon:

On review of the site plan of 11-1-83, the State Highway Administration finds the plan generally acceptable.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

CL:GW:maw

cc: Mr. J. Ogle

My telephone number is (301) 659-1350

By: George Wittman
363-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-450-5062 Statewide Toll Free
P.O. Box 717 707 North Calvert St., Baltimore, Maryland 21203 - 0717

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 132, Zoning Advisory Committee Meeting of Dec 13, 1983

Property Owner: 1012 Associates

Location: S/W/S North Point Road District 12

Water Supply: public Sewage Disposal: public

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- (x) Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 191-3775, to obtain requirements for such installation/s before work begins.
- () A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Division of Air Pollution Control is required for any charcoal operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)

315 84-201-A

DAFT-MCCUNE-WALKER, INC.

530 East Joppa Road
Towson, Md. 21204
Telephone: 301-296-3333
Land Planning Consultants
Landscape Architects
Engineers

Description

2.473 Acre Parcel
Parcel 1
Eastpoint Nursing Home
Twelfth Election District
Baltimore County, Maryland

Beginning for the same at a point on the southwest side of North Point Road, said point being located 702 feet more or less from the northwest side of Berkshire Road, said point being also located at the beginning of the fifth line of the outline of a parcel of land described in a deed dated September 2, 1977 from Eastpoint Health Center, Inc. to Joseph J. Cameron, et al, and recorded among the land records of Baltimore County in Liber E.H.K., Jr. 5814 folio 661, thence running and binding on said southwest side of North Point Road and on part of said fifth line, (1) South 62 degrees 19 minutes 50 seconds East 228.58 feet, thence leaving North Point Road and running for a line of division, (2) South 27 degrees 28 minutes 28 seconds West 389.62 feet to a point on the first line of said deed, thence running and binding on a part of said first line and on the second, third and fourth lines of said deed, (3) North 50 degrees 33 minutes 50 seconds West 377.95 feet, (4) North 39 degrees 26 minutes 10 seconds East 159.25 feet, (5) South 62 degrees 19 minutes 50 seconds East 75.00 feet, and (6) North 39 degrees 26 minutes 10 seconds East 160.00 feet to the place of beginning.

Containing 2.473 acres of land more or less.

Being a portion of the land described in the aforementioned deed from Eastpoint Health Center, Inc. to Joseph J. Cameron, et al.

Being also Parcel 1 as shown on a plat entitled Eastpoint Nursing Home and recorded among the land records of Baltimore County in Plat Book E.H.K., Jr. 48 folio 140.

November 1, 1983
Our File No. 78017

DAFT-MCCUNE-WALKER, INC.

530 East Joppa Road
Towson, Md. 21204
Telephone: 301-296-3333
Land Planning Consultants
Landscape Architects
Engineers

Description

2.084 Acre Parcel
Parcel 2
Eastpoint Nursing Home
Twelfth Election District
Baltimore County, Maryland

Beginning for the same at a point on the southwest side of North Point Road, said point being located 261 feet more or less from the northwest side of Berkshire Road, said point being also located at the end of the fifth line of the outline of a parcel of land described in a deed dated September 2, 1977 from Eastpoint Health Center, Inc. to Joseph J. Cameron, et al, and recorded among the land records of Baltimore County in Liber E.H.K., Jr. 5814 folio 661, thence leaving said southwest side of North Point Road and running and binding on the sixth, seventh, eighth and part of the first lines of said deed, (1) South 36 degrees 07 minutes 10 seconds West 252.60 feet, (2) South 50 degrees 33 minutes 50 seconds East 107.25 feet, (3) South 40 degrees 31 minutes 10 seconds West 172.27 feet, and (4) North 50 degrees 33 minutes 50 seconds West 245.47 feet, thence leaving said outline and running for a line of division, (5) North 27 degrees 28 minutes 28 seconds East 389.62 feet to a point on the fifth line of said outline and on said southwest side of North Point Road thence binding thereon, (6) South 62 degrees 19 minutes 50 seconds East 212.07 feet to the place of beginning.

Containing 2.084 acres of land more or less.

Being a portion of the land described in the aforementioned deed from Eastpoint Health Center, Inc. to Joseph J. Cameron, et al.

Being also Parcel 2 as shown on a plat entitled Eastpoint Nursing Home and recorded among the land records of Baltimore County in Plat Book E.H.K., Jr. 48 folio 140.

November 1, 1983
Our File No. 78017



PETITION FOR SPECIAL HEARING

12th Election District

ZONING: Petition for Special Hearing
LOCATION: Southwest side Old North Point Road, 261 ft. West of Berkshire Road
DATE & TIME: Wednesday, February 15, 1984 at 10:15 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 506.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve the construction of 2 additions to the existing Eastpoint Medical Center, the total additional floor area proposed being 2,440 sq. ft., by amending the site plans in Case Nos. 5479-RX and 80-249-XASPH

Being the property of 1012 Associates, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
FROM: Norman E. Gerber, Director
Office of Planning and Zoning
SUBJECT: 1012 Associates
84-201-SPH

Date: January 20, 1984

If granted, a landscaping plan should be required for this portion of the site.

NEG/JGH/sf

Norman E. Gerber, Director
Office of Planning and Zoning

BALTIMORE COUNTY
PLANNING DEPARTMENT
TOWSON, MARYLAND 21204 2566
494-4500

PAUL H. RENCKE
CHIEF

February 14, 1984

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Baltimore County Plans Advisory Committee

RE: Property Owner: 1012 Associates
Parcel 1
Location: S/W/S N. Ft. Rd. 702' N/W Berkshire Road
Parcel 2 S/W/S N. Ft. Rd. 261' N/W Berkshire Road
Item No.: 132 Zoning Agenda: Meeting of December 13, 1983
Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved road, in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: [Signature] 2-15-84 [Signature] George W. McDonnell
Planning Group Fire Prevention Bureau

/mb

2/15 84-201-A

Dr. Joseph J. Cameron
1012 Old North Point Road
Baltimore, Md. 21204

Daft-McCune-Walker, Inc.
530 East Joppa Road
Towson, Md. 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 13th day of December, 1983.

ARNOLD JABLON
Zoning Commissioner

Petitioner 1012 Associates
Petitioner's Attorney

Received by: [Signature]
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 12 Date of Posting: 1/23/84
Posted for: Petition for Special Hearing
Petitioner: 1012 Associates
Location of property: Southwest side Old North Point Rd., 261 ft. West of Berkshire Rd.
Location of Sign: Front of property facing Old North Point Rd.
Remarks: [Signature]
Posted by: [Signature] Date of return: 2/2/84
Number of Signs: 1

**Petition For Special Hearing
12th Election District**

ZONING: Petition for Special Hearing

LOCATION: Southwest side Old North Point Road, 261 ft. West of Berkshire Road

DATE & TIME: Wednesday, February 15, 1984 at 10:15 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

**PETITION FOR SPECIAL
HEARING
12th Election District**

ZONING: Petition for Special Hearing

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PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

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By Order Of
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County

Jan. 26.

CERTIFICATE OF PUBLICATION

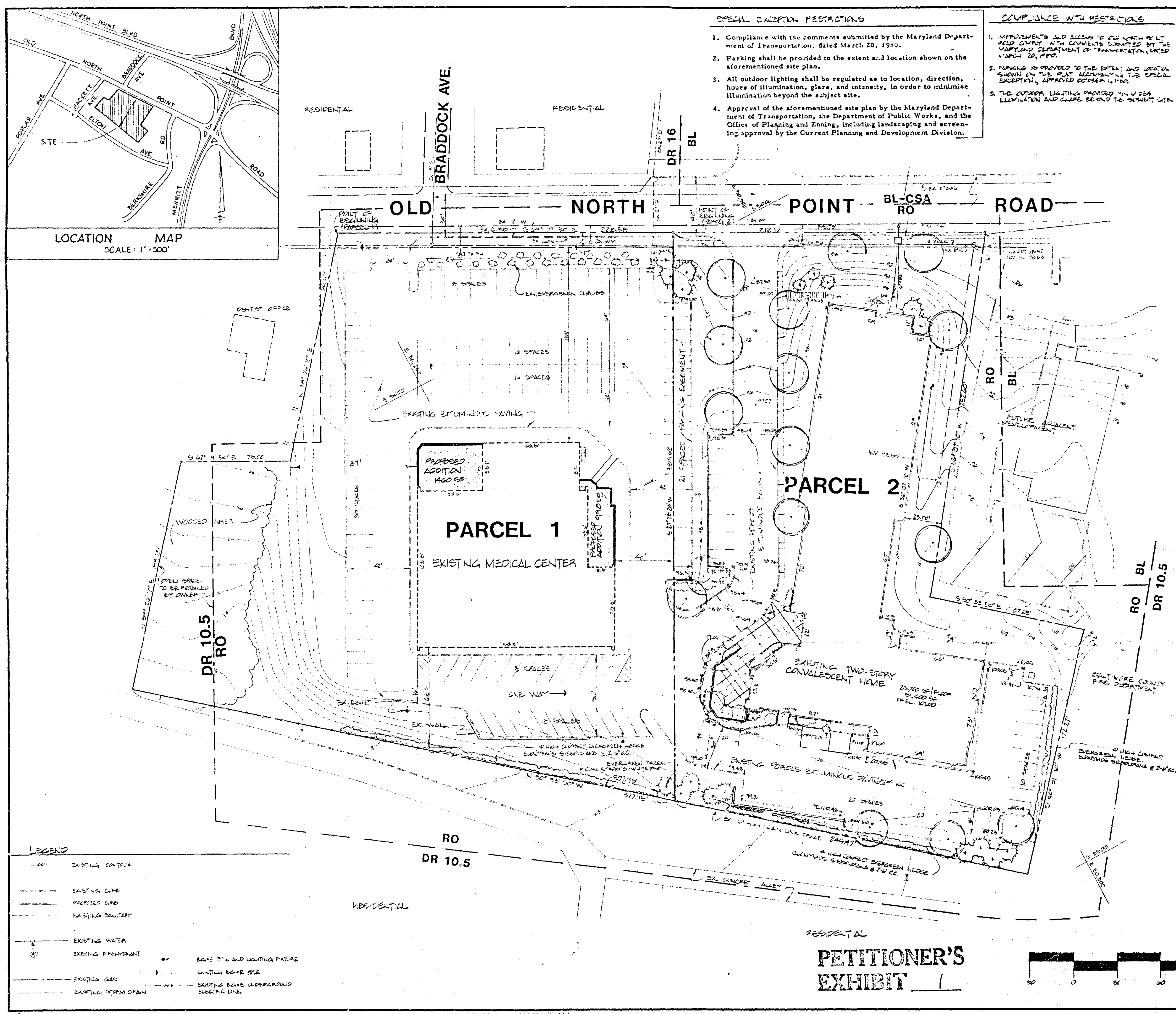
TOWSON, MD., January 26, 1984

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~once in each~~ of one time ~~successive weeks~~ before the 15th day of February, 1984, the ~~first~~ publication appearing on the 26th day of January 1984.

THE JEFFERSONIAN

L. Frank Smith
Manager.

Cost of Advertisement, \$ 22.00



SPECIAL EXCEPTION RESTRICTIONS

1. Compliance with the comments submitted by the Maryland Department of Transportation, dated March 20, 1980.
2. Parking shall be provided to the extent and location shown on the aforementioned site plan.
3. All outdoor lighting shall be regulated as to location, direction, hours of illumination, glare, and intensity, in order to minimize illumination beyond the subject site.
4. Approval of the aforementioned site plan by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning, including landscaping and screening approval by the Current Planning and Development Division.

COMPLIANCE WITH RESTRICTIONS

1. IMPROVEMENTS AND ACCESS TO OLD NORTH POINT ROAD SHOWN ON THE PLAT ACCORDING TO THE SPECIAL EXCEPTION, APPROVED OCTOBER 1, 1980.
2. PARKING IS PROVIDED TO THE EXTENT AND LOCATION SHOWN ON THE PLAT ACCORDING TO THE SPECIAL EXCEPTION, APPROVED OCTOBER 1, 1980.
3. THE OUTDOOR LIGHTING PROVIDED IN VIEWS ILLUMINATION AND GLARE BEYOND THE SUBJECT SITE.

ZONING

An Amendment to Special Exception 5479 RX dated February 14, 1962 was granted October 1, 1980 to "Reduce the land area devoted for use as medical offices by the area to be devoted to a two-story nursing and convalescent home to be constructed on 2.084 acres, more or less".

A Special Exception was granted October 1, 1980 to permit the construction of the proposed two-story nursing and convalescent home on Parcel 2.

A Variance was granted October 1, 1980 "to permit a rear yard setback of twenty-five feet in lieu of the required thirty feet for the expressed purpose of constructing a two-story nursing and convalescent home" on Parcel 2.

The site containing Eastpoint Medical Center and Eastpoint Nursing Home was subdivided by a plat entitled "Eastpoint Nursing Home", dated March 24, 1982 and recorded April 21, 1982, EHR, Jr. 48 Folio 140.

SITE DATA

PARCEL 1	
Owner:	1012 Associates c/o Dr. Joseph Cameron 1107 North Point Road Suite 203 Baltimore, Maryland 21224
Area:	2.473 acres +/-
Zoning:	2.319 acres +/- RO, .154 acres DR 10.5
Existing Use:	One story medical office building
Existing Floor Area:	15,832 square feet
Proposed Addition:	2,450 square feet
Construction shall be limited to the building additions. No grading will be necessary and no additional parking, paving or utilities will be constructed.	
Parking Required:	18,282 square feet 300 = 61 spaces
Parking Provided:	129 spaces (Note that the 21 parking spaces which cross the property line are covered under an easement).
PARCEL 2	
Owner:	Eastpoint Associates c/o Dr. Joseph Cameron Same as above
Area:	2.084 acres +/-
Zoning:	RO
Existing Use:	150 bed, 2 story convalescent home
Floor Area:	25,700 square feet/floor x 2 = 51,400 sq ft
Parking Required:	1 space per 10 beds = 15 spaces
Parking Provided:	39 spaces

OPEN SPACE

REQUIRED:
DR 10.5 - 12% OF 1.154 AC = .142 AC
RO - NO OPEN SPACE REQUIRED
UNLESS BUILDING IS CLASSED B.

PROPOSED:
PARCEL 1 - .154 AC (SEE PLAN)
PARCEL 2 - NONE



DAFT McCUNE WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
530 EAST JUPPA ROAD
TOWSON, MD 21204
TELEPHONE 301-296-3333

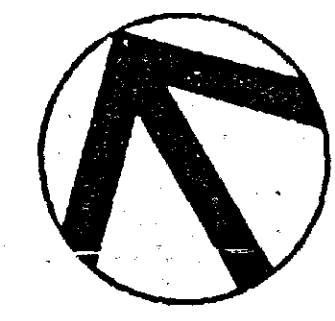
PLAT TO ACCOMPANY PETITION FOR SPECIAL HEARING TO AMEND THE EXISTING SPECIAL EXCEPTION FOR MEDICAL OFFICE BUILDING (5479 RX) TO CONSTRUCT TWO ADDITIONS TO THE EXISTING BUILDING

12TH ELECTORAL DISTRICT, BALTIMORE COUNTY

DATE	REVISIONS

SCALE: 1"-30'	JOB ORDER NO. 83019-K ISSUE DATE 11/1/83

PETITIONER'S
EXHIBIT 1



- LEGEND
- EXISTING CONTOUR
 - EXISTING CURB
 - PROPOSED CURB
 - EXISTING SANITARY
 - EXISTING WATER
 - EXISTING FIREHYDRANT
 - EXISTING GAS
 - EXISTING STORM DRAIN
 - EXISTING AND LIGHTING FIXTURE
 - EXISTING BOLT PILE
 - EXISTING BOLT ADJACENT
 - EXISTING ELECTRIC LINE